



'Our Focus Determines Your Reality'





Wilsley Pound  
Cranbrook  
Kent  
TN17 2LH



Dining Room \* Sitting Room \* Kitchen

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Two Double Bedrooms \* Family Bathroom

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Charming Gardens \* Garden Store



## DELIGHTFUL MID-TERRACE PERIOD COTTAGE

This delightful unlisted cottage is believed to date from the late 19th century. Sitting in attractive enclosed gardens the cottage is situated on the outskirts of Cranbrook within easy reach of the Cranbrook School and convenient for the mainline station at Staplehurst.

Presented in immaculate order throughout and exhibiting period features such as beams and exposed brickwork, the accommodation consists of a sitting room with doors to the garden, a dining room with fireplace housing a log burning stove and a fitted kitchen on the ground floor. On the first floor there is a double bedroom with vaulted ceiling and brick fireplace, a further double bedroom and a family bathroom.

A path leads across the charming garden to the front door. The enclosed garden to the rear is laid to lawn with mature hedgerow, plants and shrubs, and a brick terrace. Within the garden there is a garden store.





## CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

## SCHOOLS AND CONNECTIONS

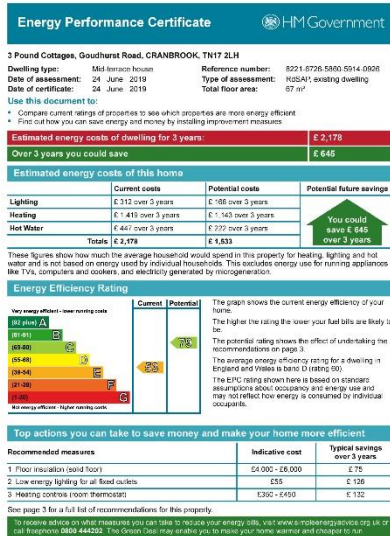
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

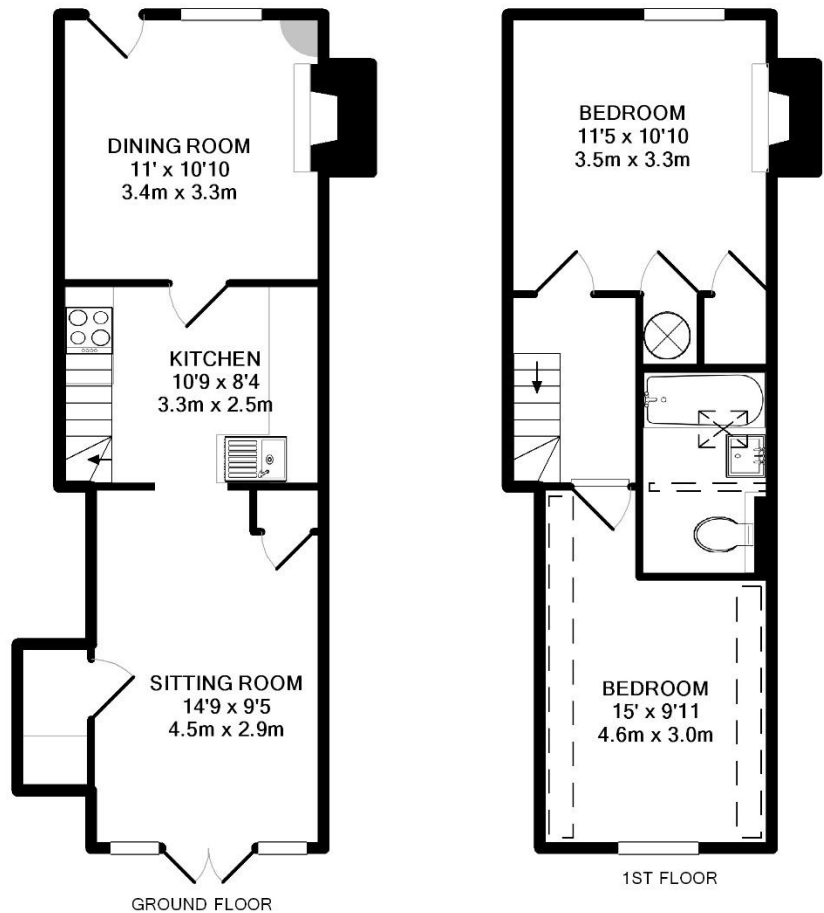








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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 726.6SQ.FT.(67.5SQ.M)

(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

There is a right of way allowing access for oil delivery.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)